

June 27, 2014

## NOTICE OF APPLICATION

### Issaquah Middle School **Master Site Plan: MSP14-00002** **Site Development Permit: SDP14-00001**

The City of Issaquah Development Services Department is providing a Notice of an Application for a: 1) Master Site Plan, 2) Site Development Permit and an opportunity for public comments on the following project:

Project Description: ISSAQUAH MIDDLE SCHOOL: The applicant, Mahlum Architects, requests approval of a Master Site Plan (required for sites over 15 acres) and a Site Development Permit for a new Issaquah Middle School for the Issaquah School District. The school district property is zoned CF-F (Community Facilities – Facilities).

The new middle school (which is on the same site as Issaquah High School) will include one, two and three story sections and provide approximately 127,000 square feet of academic, athletic and performing arts space on a 61 acre site. The 3-story section is on the western wing of the building. The site development will impact approximately 32 acres and include reconfigured parking for middle school staff and visitors; relocated high school parking, a middle school bus loop, middle school softball field and track and field. The site development will also accommodate 4 double portables for future growth. A new driveway for the Transportation Center located on the western side of 2<sup>nd</sup> Avenue South will also be provided.

The overall height of the Issaquah school district campus site is non-conforming due to building heights that are over 30' and will continue with the Middle School having a height in a range from 14' to 58'-4" (the rooftop height on the western 3-story wing is 42'-4" and measures to 58'-4" to the top of the mechanical screens. (mechanical screens are exempt from building height). Expansions or reconstruction of nonconforming situations within Community Facility zones may be rebuilt or expanded if it is determined that the nonconforming situation serves the greater community benefit by remaining as a nonconforming use upon the site.

The facility will be designed to serve an enrollment of 900 students and will have 44 teaching stations.

Drainage design will accommodate the additional impervious area. The existing high school grandstands, softball field and track will not be altered.

The project will be executed in a phased construction process in order to keep all students on site throughout the construction of the new facility. The existing Clark Elementary School and Tiger Mountain High School will remain in operation during the construction and then be relocated to the existing Issaquah Middle School after that site is renovated.

The existing road leading to the Issaquah Sportsmen's Club will not be altered as originally proposed and the trees in the forested area north and south of that roadway will not be cut for a new softball field as originally proposed.

Attached is a vicinity map, site plan, landscaping plan, building elevations, and 3-dimensional views of the new building.

Location: Located at 500 2<sup>nd</sup> Avenue SE (site of existing Clark Elementary School and Tiger Mountain High School) and north of Issaquah High School. The Transportation Center is addressed as 805 2<sup>nd</sup> Avenue SE. See location with vicinity map.

Date of Applications: May 16, 2014

Applications Complete: June 20, 2014 (date payment received for applications)

Permits Required:

- 1) Environmental Review (SEPA Checklist – The Issaquah School District will be the lead agency on the SEPA determination)
- 2) Master Site Plan
- 3) Site Development Permit
- 4) Construction Permits, including demolition, site work and building permit

Comment Period: Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.** Comments will become part of the public record. Please provide written comments in response to this notice within 14 days or by **5:00 PM on July 11, 2014** to:

Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to [jerryl@issaquahwa.gov](mailto:jerryl@issaquahwa.gov)

Permit Process: All comments received will be documents in the project file and reviewed by staff. Following the comment period, the proposal will go to the Development Commission for a public meeting/hearing. You will be notified once the date of the public meeting/hearing has been scheduled.

The public's comments may be provided at the public meeting/hearing to assist the Commission with its decision. The Commission's decision will be a recommendation that will be forward to the City Council, the decision makers for the applications. After the City Council makes a final decision on the applications, a

final decision will be issued. Please request to become a Party of Record if you would like to receive a copy of the decision.

Information Available for Review:

The applications with full-size plans are available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah.

You may reach me at (425) 837-3091 or by email at [jerryl@issaquahwa.gov](mailto:jerryl@issaquahwa.gov) with any questions or concerns regarding these applications.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT



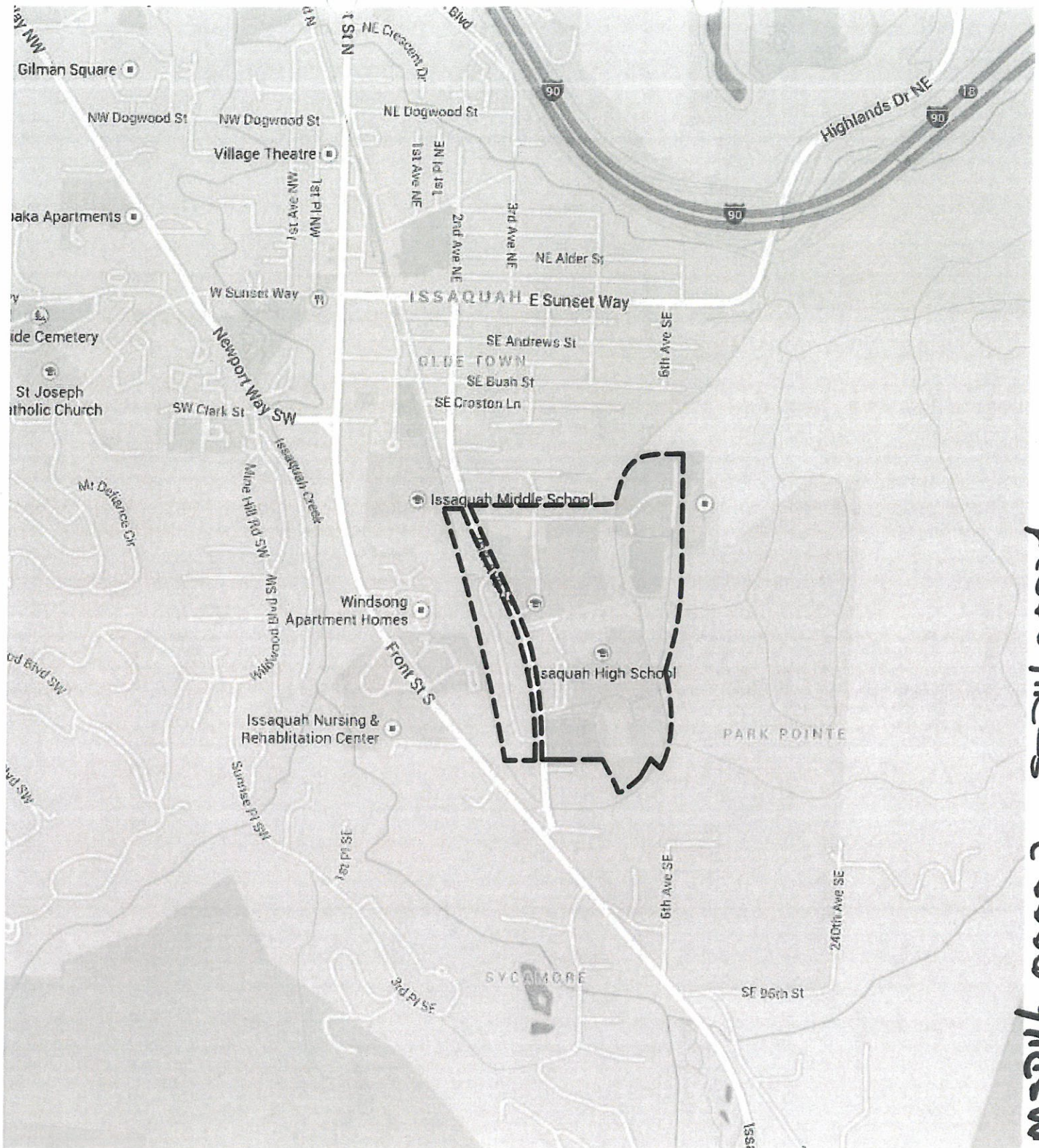
Jerry Lind  
Senior Planner

Enclosures (5): Vicinity Map, Site Plan, Landscaping Plan, Building Elevations, 3 Dimensional Views of Issaquah Middle School

cc: Charlie Bush DSD Director (via email)  
David Favour, DSD Deputy Director (via email)  
Lucy Sloman, Land Development Manager (via email)  
Christopher Wright, Project Oversight Manager (via email)  
Gregg Stewart, Mahlum Architects (via email)  
Steve Crawford, Issaquah School District 411 (via email)  
File copy

Issaquah Middle School, Notice of Application 6-27-14





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20000-HACW



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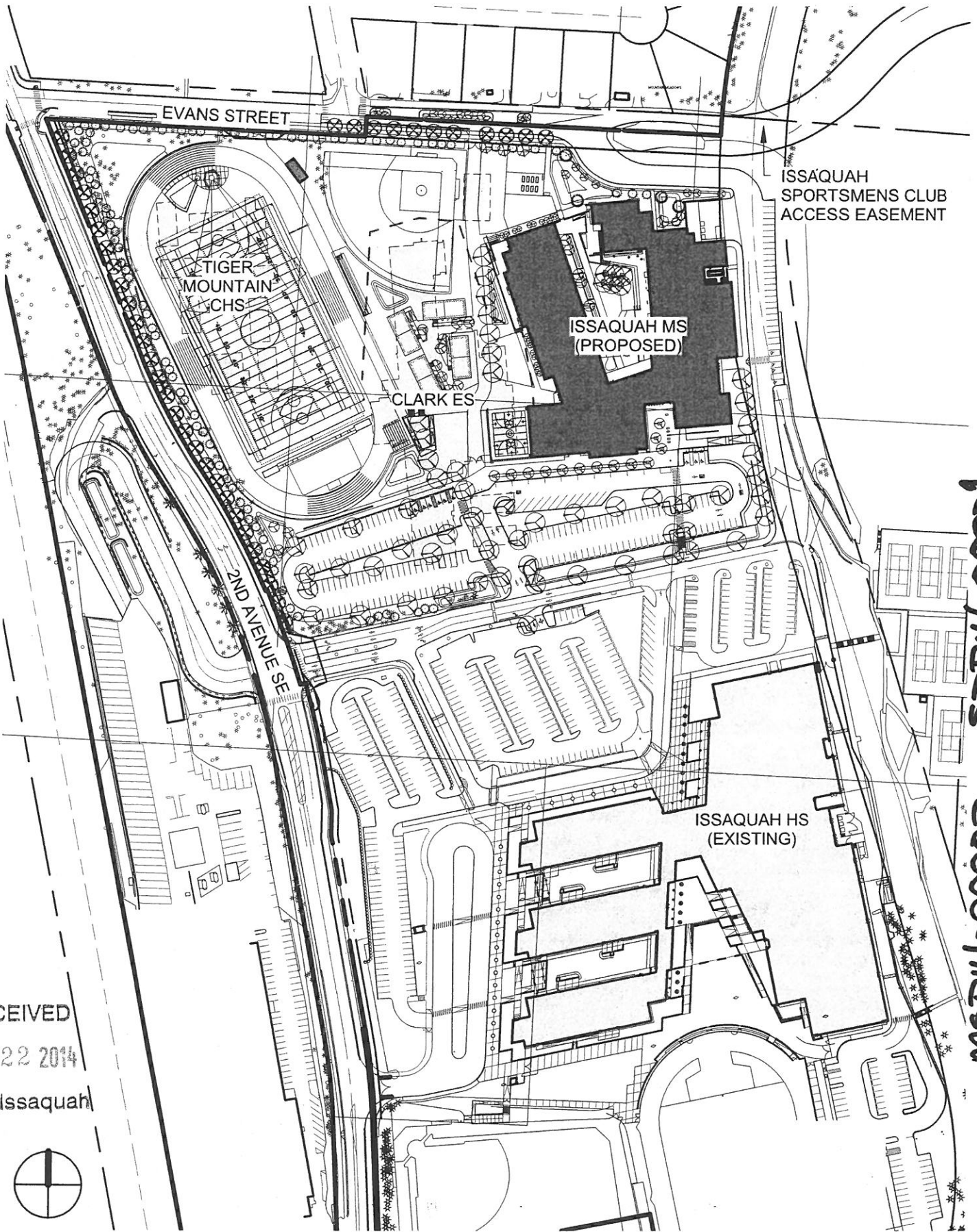
Vicinity Map  
ISSAQUAH MIDDLE SCHOOL  
ISSAQUAH SCHOOL DISTRICT | 12 MAY 2014  
Mahlum Architects Inc

RECEIVED

MAY 22 2014

City of Issaquah



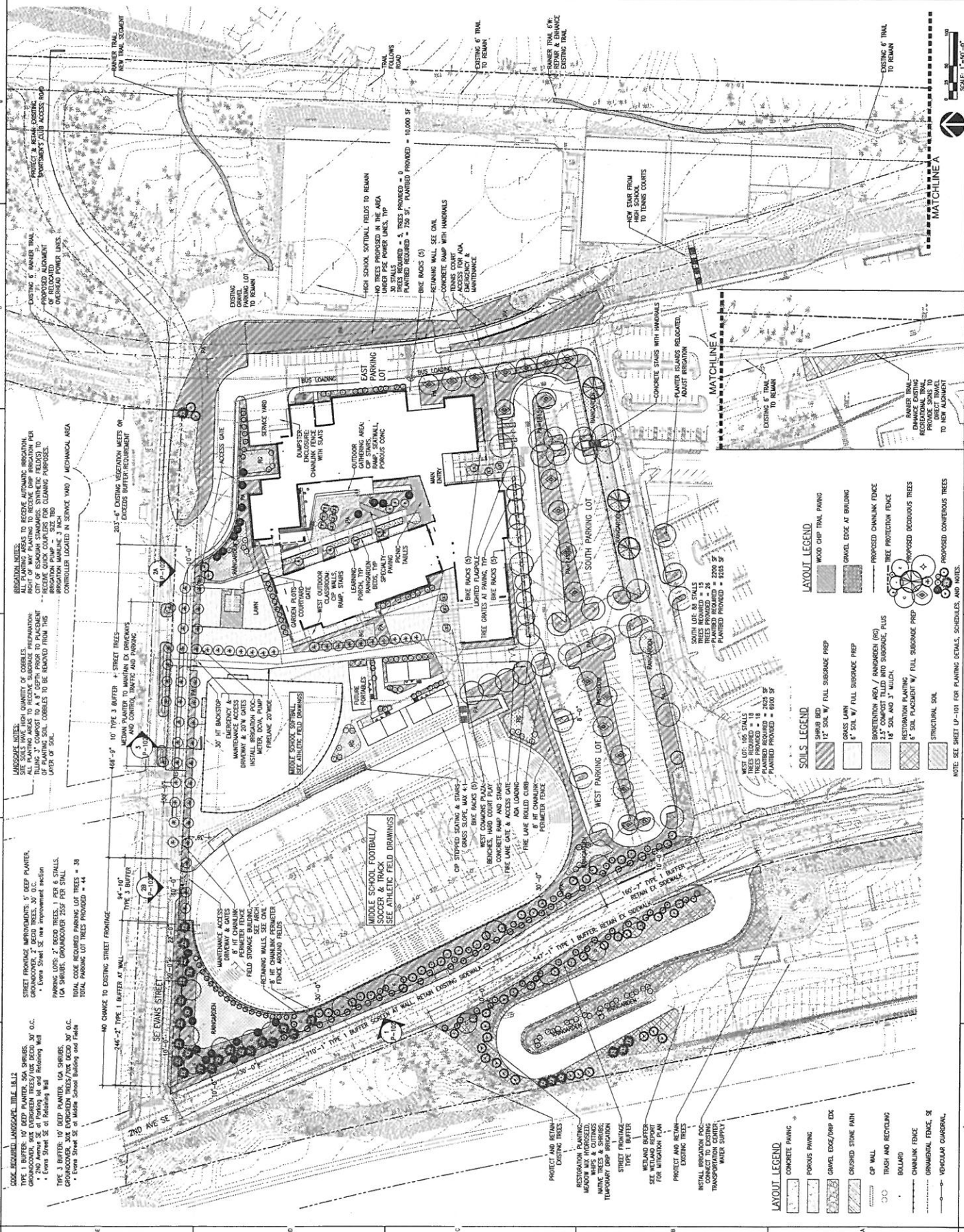


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MAY 22 2014  
City of Issaquah

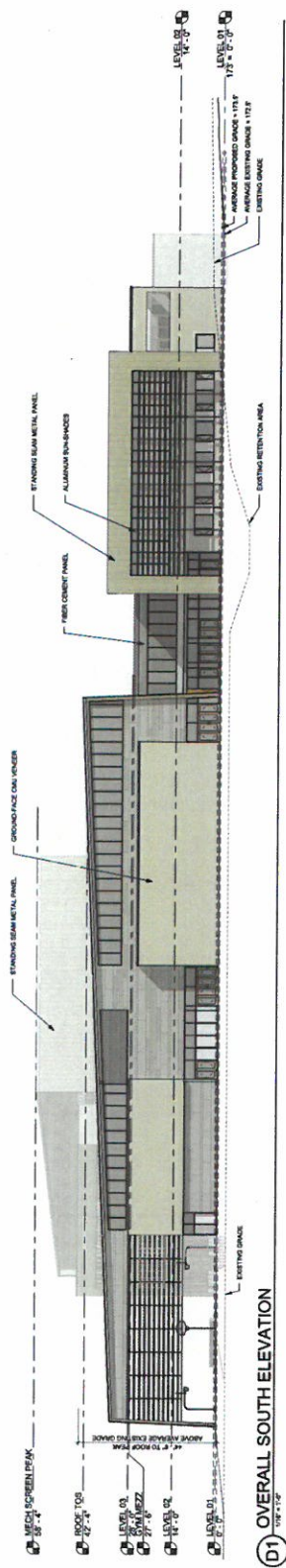


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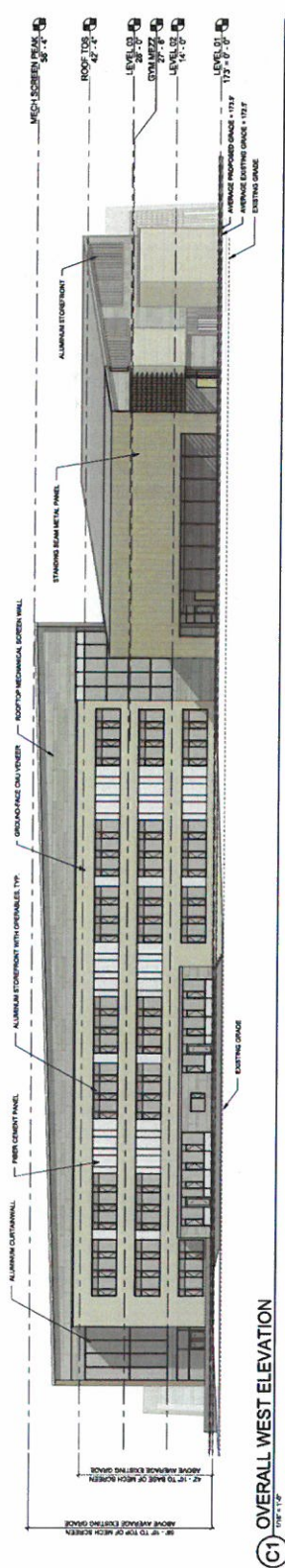
PUBLIC NOTICE SITE PLAN  
ISSAQUAH MIDDLE SCHOOL  
ISSAQUAH SCHOOL DISTRICT | 2 MAY 2014  
Mahlum Architects Inc



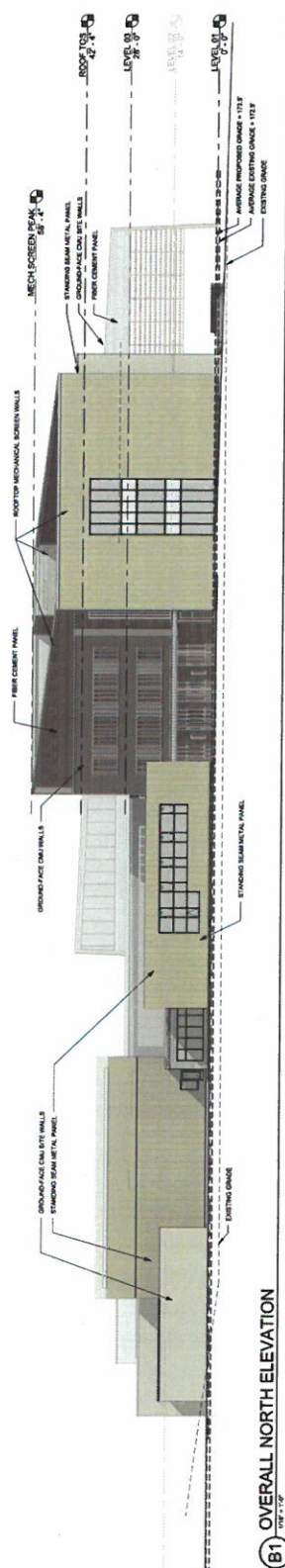




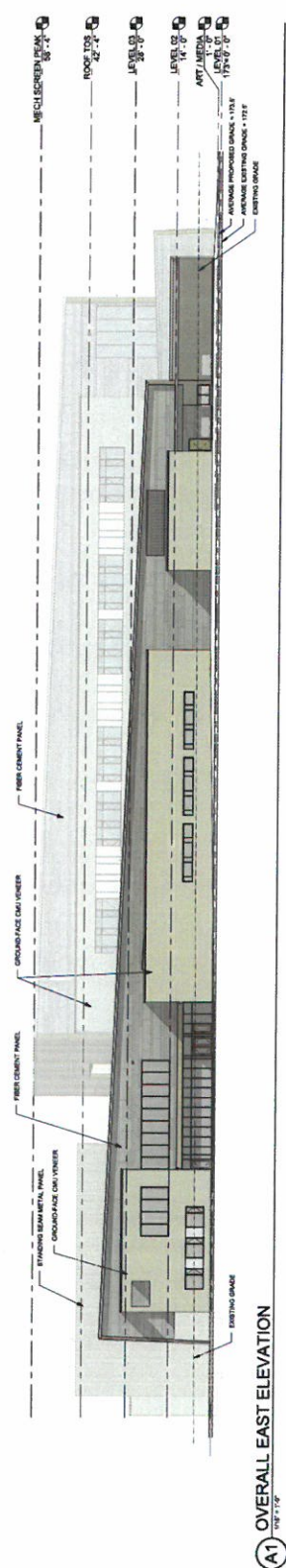
**D1 OVERALL SOUTH ELEVATION**



**C1 OVERALL WEST ELEVATION**



**91 OVERALL NORTH ELEVATION**



**A1 OVERALL EAST ELEVATION**

mahlum

717 COLUMBIA | FLOOR 4  
SEATTLE, WA 98104  
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CELL: 206.441.8475 FAX:  
206.441.8475  
1231 NW NORTH 100TH 102  
SEATTLE, WA 98178  
PHONE: 206.441.8400  
CELL: 206.441.8475 FAX:  
206.441.8475  
MAHLUM.COM

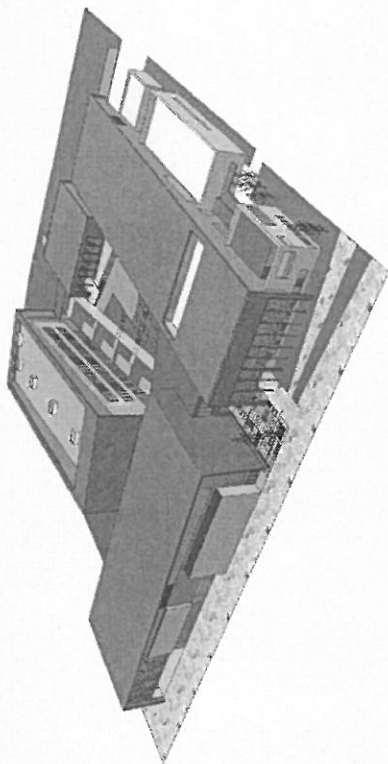
FOR REFERENCE  
ONLY

ISSAQUAH SCHOOL DISTRICT  
ISSAQUAH MIDDLE SCHOOL

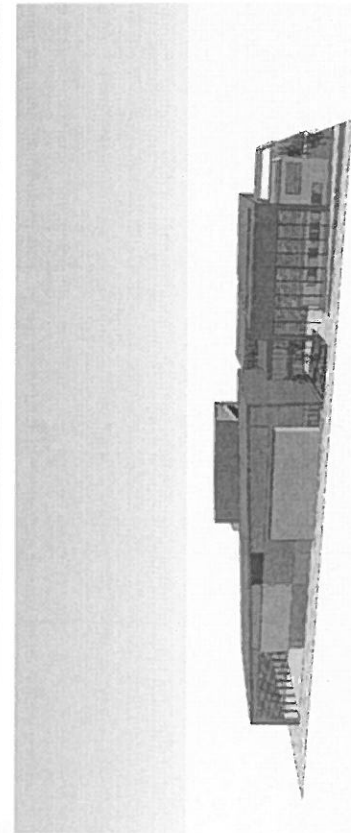


DATE: 05/13/2014  
FILE: 12 MAY 2014  
NAME: COMBINED MASTER SITE PLAN  
SITE DEVELOPMENT FORM  
PROJECT: 201205000  
SCHOOL: CHINA  
3D VIEWS

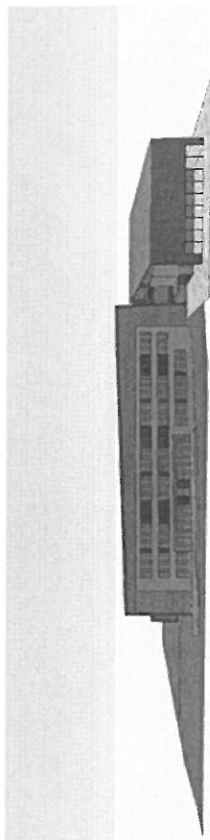
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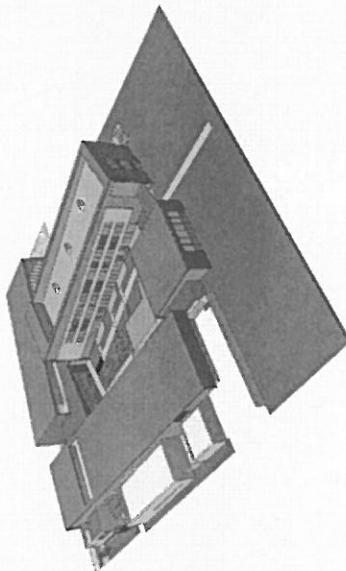
D1 3D - SOUTHEAST  
17' x 14'



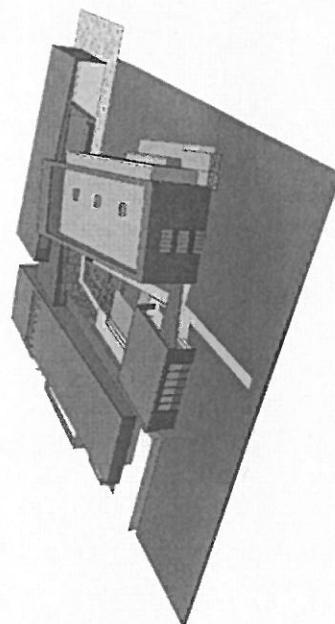
D4 3D - SOUTH  
17' x 14'



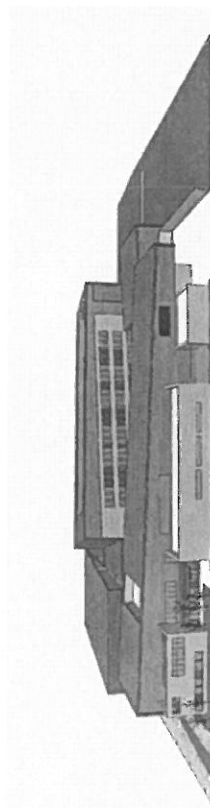
B1 3D - WEST  
17' x 14'



B4 3D - NORTHEAST  
17' x 14'



A1 3D - NORTH  
17' x 14'



A4 3D - EAST  
17' x 14'